

**City of Eau Claire
Plan Commission Minutes
Meeting of June 19, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Larsen, Pederson, Seymour
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Winzenz, Petrie, Ivory
Ms. Basom

The meeting was chaired by Ms. Ebert.

1. **ANNEXATION (17-2A) - Interstate 94 and Highway 93**

Mr. Tufte presented a request to annex 54.15 acres of land from the Town of Washington to the City of Eau Claire located on the southeast corner of Interstate 94 and Highway 93. Currently the land is vacant with an active mine permit. This request is consistent with the Comprehensive Plan.

Applicant, Stuart Schaefer with Commonweal Development Corp. was in attendance.

Ms. Mitchell moved to recommend approval of the annexation. Seconded by Mr. Pederson and the motion carried.

2. **ANNEXATION (17-3A) – La Salle Street**

Mr. Tufte presented a request to annex 4.51 acres of land from the Town of Seymour to the City of Eau Claire located on the north side of La Salle Street adjacent of McKinley Road. There is an existing single family home on the site. This request is consistent with the Comprehensive Plan.

Applicant, Cody Filipczak with C&M Builders spoke in support of the project.

Mr. Pederson moved to recommend approval of the annexation. Seconded by Mr. Klinkhammer and the motion carried.

3. **2018-2022 Capital Improvement Plan (CIP) – City wide**

Mr. Winzenz presented a request to declare the 2018-2022 proposed Capital Improvement Plan (CIP) consistent with the Eau Claire Comprehensive Plan. The draft plan was developed by the City Council and City Administration. This CIP is a five-year plan created with careful planning by city staff. He highlighted projects including Galloway Street overpass, the Downtown Riverwalk Trail and the new transit facility. He also noted some Tax Incremental Districts (TID) projects and redevelopment authority projects.

Mr. Klinkhammer moved to recommend approval of the Capital Improvement Plan being consistent with the City's Comprehensive Plan. Mr. Granlund seconded and the motion carried.

4. **EXCESS LAND – Hamilton Avenue**

Mr. Basom presented a request to declare a parcel on West Hamilton Avenue excess land. The property was acquired in 1946 by a warranty deed and is current vacant. The WI-DOT is requesting a 4,517 square foot section of the parcel for a vision triangle. The entire land shall be determined as excess and situated for development. The property is currently zoned for industrial, but the Comprehensive Plan shows the potential for commercial development.

Mr. Pederson moved to recommend the parcel as excess land. Seconded by Mr. Klinkhammer and the motion carried.

5. **CERTIFIED SURVEY MAP (CSM-8-17) – Local Lounge**

Mr. Tufte presented a request to approve a CSM to create a lot with access by easement for the Local Lounge on N. Clairemont Avenue. The CSM creates two lots with the accessory building which is under construction at the site being placed on a separate lot. The purpose of the CSM is for the finance of the project.

Applicant, Jim Scheffler, with Scheffler Land Surveying was in attendance.

Mr. Larsen moved to approve the Certified Survey Map with the conditions as noted in the report. Seconded by Mr. Klinkhammer and the motion carried.

6. **SITE PLAN (SP-1602 Amd) – 2820 Mondovi Road – Driveway surface waiver**

Mr. Tufte presented a request to amend a site plan for a mini-warehouse facility at 2820 Mondovi Road to allow a parking lot surface waiver for the property. The mini-storage facility at this property has been completed and site improvements including street trees are in place. The one remaining violation of the property is that the driveways for the facility were not paved but have been covered with blue granite (crushed rock) as noted in applicant's letter. Parking lot paving requirements that have been permanently waived by past Plan Commissions may have included a driveway area to the parking lot, but we are not aware of such a waiver being allowed for just a driveway.

Applicant, Mark Kalish with MK Properties spoke in support of the project and why he picked blue granite (crushed rock) over concrete/asphalt.

Mr. Pederson moved to approve the waiver. Seconded by Ms. Mitchell and the motion failed (0-7).

7. **SITE PLAN (SP-1712) – Two-tenant building**

Mr. Granlund left his seat.

Mr. Tufte presented a request to approve a site plan for an office/retail building to be located at the corner of Royal Drive and Cross Street. The site plan shows a two-tenant building with 6,500 square feet. The site plan shows 30 parking stalls with a parking requirement of 26 stalls. The

landscape plan notes foundation plantings and new trees near Cross Street. Street trees are also required along Highway 93. The overhead powerlines in this area will limit plantings to ornamentals or may not allow them by Xcel Energy easement, in which case, a row of shrubs or hedges is recommended along the east side of the parking lot.

Applicant, Bill Boettcher with Lien & Peterson spoke in support of the project. He noted the landscaping will be changed for the project along Highway 93.

Mr. Klinkhammer moved to approval of the site plan with staff conditions. Seconded by Mr. Larsen and the motion carried.

8. **SITE PLAN (SP-1504 Amd) – Market & Johnson Addition and Alterations**

Mr. Granlund returned to his seat.

Mr. Tufte presented a request to amend a site plan for an addition with parking for Market and Johnson's office at 2350 Galloway Street. The revised site plan is similar to the approved site plan for the property. A lower level office area was added to the building addition that increased the parking requirement for the property. The narrative provided by applicant notes the office area with the lower level within the addition increases by 4,700 square feet with the new site plan. This requires an additional 16 parking stalls for the property. The new site plan provides this parking by striping and provides sidewalks for an existing paved area south of the addition and north of the existing building along Galloway Street.

Applicant, Jerry Shea with Market & Johnson spoke in support of the project and noted the landscape changes along the trail.

Ms. Mitchell moved to approve the site plan with staff recommendations. Seconded by Mr. Seymour and the motion carried.

9. **SITE PLAN (SP-0608 Amd) – Peace Church**

Mr. Tufte presented a request to amend a site plan for added parking at their facility at 501 E. Fillmore Avenue. The site plan shows a 17-stall parking area added to the existing parking lot west of the building and a 43-stall parking lot added south of the existing driveway south of the church. Applicant states the seating capacity at the church is 850. The parking requirement for a church is 1 stall per 6 seats or 142 stalls for this facility. The parking exceeds the more than 25 percent requirement of city code. The Commission may approve the additional parking beyond the maximum parking requirement of the city code based on a parking analysis that shows the need for extra parking.

Matt Appeal, with AEC spoke in support of the project and noted the driveway on Fillmore Avenue will be changed per staff recommendations.

Doug Ottum with Peace Church noted the need for the additional parking due to growth of the church.

Mr. Klinkhammer moved to approve the site plan with the staff recommendations. Seconded by Mr. Pederson and the motion carried.

10. **DISCUSSION/DIRECTION**

A. Sign Code Amendment Update

Mr. Ivory stated that the Comprehensive Plan states that the city should consider an update of the city sign code in 2018. Staff made an initial presentation to the Commission at the December 5, 2016 meeting. The major format changes in the code with this update occur in the sections related to temporary signs and signs exempt from permits. Staff would like some direction and to schedule public hearings in the future. Commission members had a short discussion and noted this should be scheduled for public hearings.

B. Randall Park Neighborhood Plan - 700 Block of Hudson Street – Downzoning

Mr. Tufte presented a letter that staff received from the Randall Park Neighborhood President that the Commission shall consider a downzoning of the 700 block of Hudson Street from RM to R-2. He noted that all the properties are 8,316 square feet and mostly are duplexes in land use. A duplex in R-2 requires 10,000 square feet. Staff would recommend rezoning from RM to R-2P to allow for the five duplexes to be conforming. Staff would like direction for the next step. Commissioner members stated this should be scheduled for public hearings.

C. Code Compliance Items

None.

D. Future Agenda Items

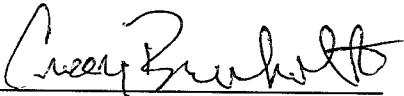
Mr. Tufte noted that the July 3rd meeting is cancelled.

E. Additions or Corrections to Minutes

None.

11. **MINUTES**

The minutes of the meeting of June 6, 2017 were approved.



Craig Brenholt, Secretary